

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
March 18, 2019
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. February 18, 2019

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

15

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-2-19 4141 Jones Creek Road** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the east side of Jones Creek Road, to the north of George O'Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
Related to Case 16-19

3. **Case 16-19 4141 Jones Creek Road** To rezone from Rural to Heavy Commercial (HC1) on property located on the east side of Jones Creek Road, to the north of George O'Neal Road, on Lot B-1 of Frank Newell Tract. Section 52, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
Related to PA-2-19
4. **TA-2-18 Section 8.213.11, Rural Zoning (Sand and Gravel Mining)** To revise the process for obtaining a permit to mine sand and gravel from an overlay to a Major Conditional Use Permit.
5. **TA-5-19 Chapter 18, Landscape** To eliminate redundancies, clarify buffer requirements between different uses on a single property, and clarify requirements for street yards in the Suburban Character Area.
6. **TA-6-19 Chapter 17, Parking and Loading** To add guest parking requirements for townhome developments.
7. **TA-7-19 Chapter 4, Site Plans and Plats** To repeal Chapter 4, Permits and Final Plat Approval, and replace with new Chapter 4, Site Plans and Plats.
8. **TA-8-19 Chapter 1, General Processes** To revise Chapter 1, Processes deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.
9. **TA-9-19 Chapter 6, Enforcement** To repeal Chapter 6, Enforcement and Review, and replaces it with a new Chapter 6, Enforcement.
10. **Case 13-19 13111 Plank Road** To rezone from Single Family Residential (A1) and Heavy Industrial (M2) to Heavy Commercial (HC2) on property located on the west side of Plank Road, to the north of Thomas Road, on a tract now or previously known as property of Iowa-LA. Land Company. Section 53, T5S, R1E, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
11. **Case 14-19 10044 Greenwell Springs Road** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Greenwell Springs Road, to the west of Pasadena Drive, on Lot 200 of Pasadena Subdivision. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 6-Collins-Lewis) [Application](#)
12. **Case 15-19 4580 Constitution Avenue** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Constitution Avenue, to east of College Drive, on a portion of Lot B-1-A-2 of the Aldrich Acres property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

- 13. Case 17-19 1184 Bob Pettit Boulevard** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bar and lounge)) (C-AB-2) on property located on the north side of Bob Pettit Boulevard, to the west of west Nicholson Drive, on a portion of Lot A-2-A, Tigers Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
- 14. Case 18-19 11650 Coursey Boulevard** To rezone from Rural to Light Commercial (LC3) on property located on the south side of Coursey Boulevard, to the west of Sherwood Forest Boulevard, on Lot C-2-1-B-2-A of the Property of O. C. Harrell Tract. Section 50, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 15. TND-1-07 Phase 1D, Rouzan FDP** A proposed development with low density residential lots and park, located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. of Lot RZ-3-C of the Ralph Ford Property, Rouzan Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
Deferred to April 15 by the Planning Director
- 16. SS-2-19 Everett L. Knight Property** A proposed small subdivision with a private street on property located on the west side of Jacocks Road and to the north of Port Hudson-Pride Road on Tract C and D of the Mary Z. Knight Tract. (Council District 1- Welch) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN